

# SHOPPING CENTRE IN BLAIRMORE FOR SALE

## Crowsnest Mall

11001 20th Avenue, Blairmore, AB



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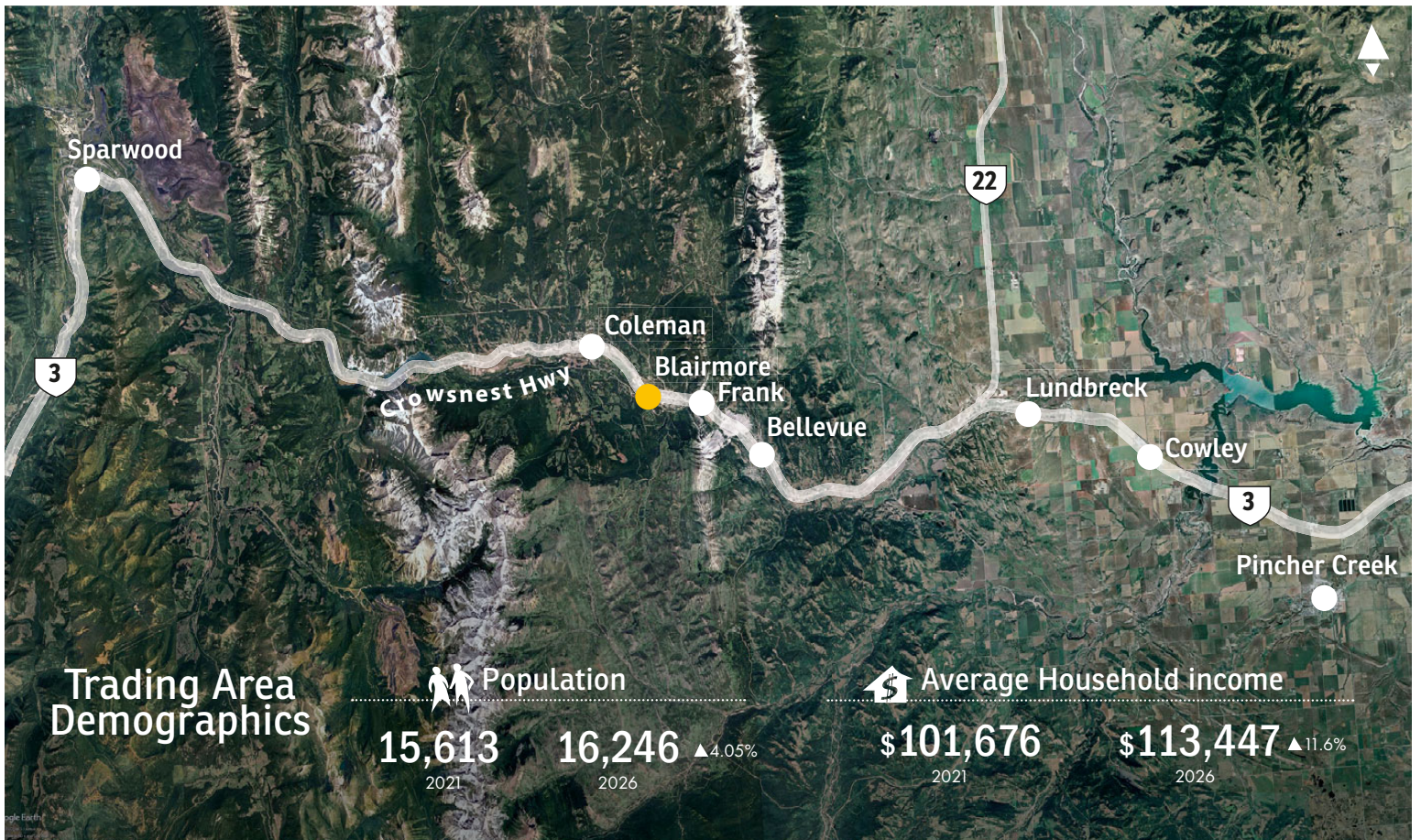
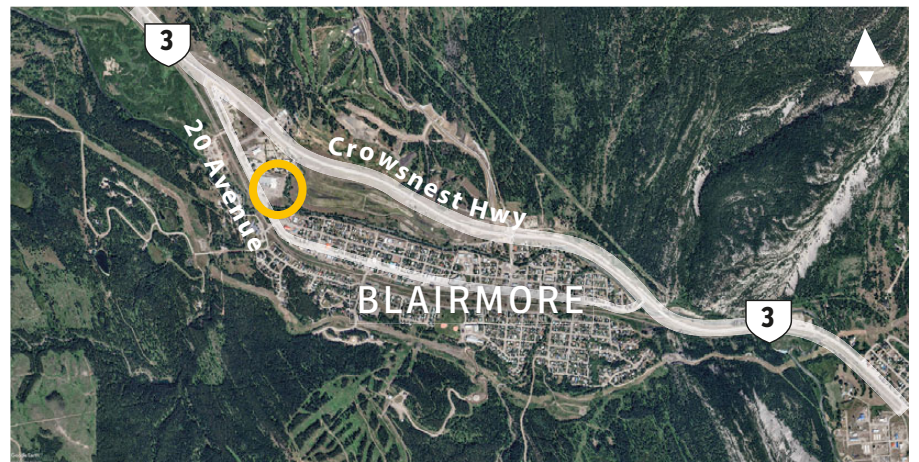


LOCAL  
EXPERTISE  
MATTERS





- » Fully leased with reversionary upside.
- » Tenants include IGA and Bank of Nova Scotia.
- » Limited area competition.
- » Additional development land included.
- » Well-maintained and aesthetically pleasing.
- » Largely national retail income available under \$200.00 per sq. ft.





## PROPERTY INFORMATION

### MUNICIPAL ADDRESS:

11001 20th Avenue, Blairmore, AB

### LEGAL: Plan 8188 G.P.; Parcel C.

Excepting thereout all mines and minerals  
Containing 3.48 hectares (8.60 acres) more or less

### ZONING: C-3: Comprehensive Commercial

### BUILDING AREA: 56,938 sq. ft. (leasable)

### LAND AREA:

8.60 acres including approximately 3.37 acres of undeveloped land

### YEAR BUILT/RENOVATED: 1976/1999

### TENANCY:

Leased 100%. Tenants:

**IGA**

**Scotiabank™**

**redapple**

**MORE for LESS**



**H&R BLOCK**

**BLAIRMORE SELF STORAGE**

**5 RIVER PIZZA**

**MEDICAL  
CLINIC**

**PHARMACY**

### FINANCING: Treat as Clear Title

### PRICE: Please contact brokers



PROPOSED  
MULTI-FAMILY  
DEVELOPMENT



## ROOF

The property consists of three separate roofing systems. The oldest system, which covers the space currently occupied by IGA, which was replaced approximately 7 years ago, consists of a built-up asphalt membrane over top of rigid fiberglass insulation. The membrane is topped with silver paint rather than gravel due to the frequent high winds in the area.

The second roofing system which covers the NE section of the mall, directly north of the IGA, is finished with a 'Proseal' polyester reinforced single ply membrane over rigid insulation. This membrane covers approximately 36,000 sq. ft. and was done in 2020.

The third roofing system, which covers the remaining roof structure to the west of the IGA, consists of a torch-applied modified bituminous membrane system, with granular surface finish over existing rigid fiberglass insulation was replaced in 2000.

Store front arcade canopies of pre-finished corrugated metal cover exterior walkways to the west and south.

## PARKING LOT

The lot was resurfaced in 2011 and the parking lot lights were all changed to LED.

## MECHANICAL/ HVAC SYSTEMS

### PLUMBING:

Main cold water service runs to the shopping centre, providing potable water for human consumption, as well as supplying the water to the sprinkler system for fire protection.

### STORM SYSTEMS:

The centre's roof contains storm drains, and rain water is collected and distributed via storm piping to the perimeter of the building where it is dispersed onto a paved lot.

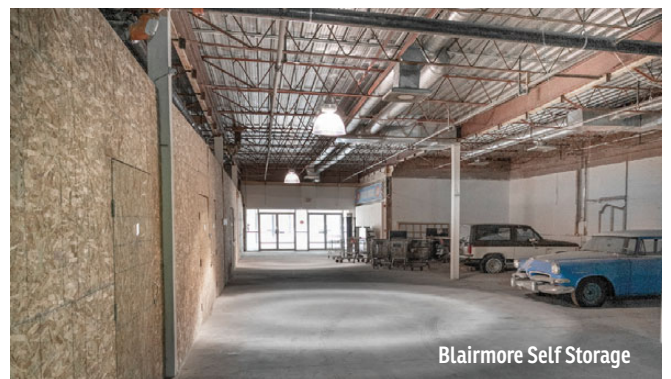
### HVAC:

Each tenant bay is serviced by an individual packaged gas fired, heating/electric cooling roof top unit. The units are inspected annually and repaired or replaced as required. A large percentage have been replaced.





Blairmore Self Storage



Blairmore Self Storage

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



LOCAL EXPERTISE MATTERS